

Selman Enterprises, LLC

RECEIVED

OCT 29 2015

October 26, 2015

PLANNING DIVISION

Mt. View City Council
C/O City of Mt. View Planning Dept
Attn: Terry Blount
500 Castro Street
Mt. View, Ca 94039

RE: Gatekeeper Application
2044 Old Middlefield Road

Dear Mr. Blount,

Please accept this letter (and fee deposit) as our Gatekeeper application for review and consideration of a General Plan Amendment and Rezoning of our site located at 2044 Old Middlefield Way, just to the east of Rengstorff Avenue, during your December 2015 review efforts.

The subject site is owned by our family and is the home of Evolution Personal Trainers, which I have owned and operated for the last 10 years. We are currently pursuing other Mt. View site locations that would be smaller in size and more strategically located to service our client. Our business will always remain in the City of Mt. View. The current 0.75 acre property is Zoned and General Planned for Service Industrial but we are now surrounded by the newly constructed Eden Housing Apartment "Studio 819" and the Bedford Square Townhomes. See the attached aerial for our setting and conceptual site plan for our apartments.

We are seeking authorization for the appropriate General Plan and Rezoning designations that would allow for a new 3 story apartment complex with up to 50 units that would complement the adjacent Eden Apartments (3 stories) and Bedford Square Project (3 stories). Re-designation of our site would achieve certain General Plan Land Use policy objectives and the following considerations:

- Add much needed housing within a mixed use village center in the Rengstorff and Old Middlefield area;
- Create a smaller, family owned apartment complex as an alternative to the large apartment complexes being built throughout the City;
- Create rental housing stock within walking distance to the North Bayshore job center;

- Create a complete corner neighborhood next to the stand alone Eden 'Studio 819' building;
- Place new rental housing within walking distance to all of the surrounding neighborhood services;
- Place new housing along 2 major transit bus routes on Rengstorff and Middlefield;

We appreciate your consideration of our request and are excited to have the opportunity to add more residential housing to the City of Mt. View while continuing our 10 year business legacy in a more advantageous, to be named location. Please feel free to contact me directly if you have any questions (email: ashleyselman@yahoo.com/cell 650-533-5088).

Sincerely,
Ashley Selman
Owner/Applicant

A handwritten signature in dark ink, appearing to read 'Ashley Selman', with a long, sweeping horizontal line extending to the right.



22645 Grand Street
Hayward, CA 94541

510.582.1460 Phone
510.582.6523 Fax

November 4, 2015

Terry Blount
City of Mt. View Planning Department

RE: Pending Gatekeeper Application
2044 Old Middlefield Road

Dear Mr. Blount,

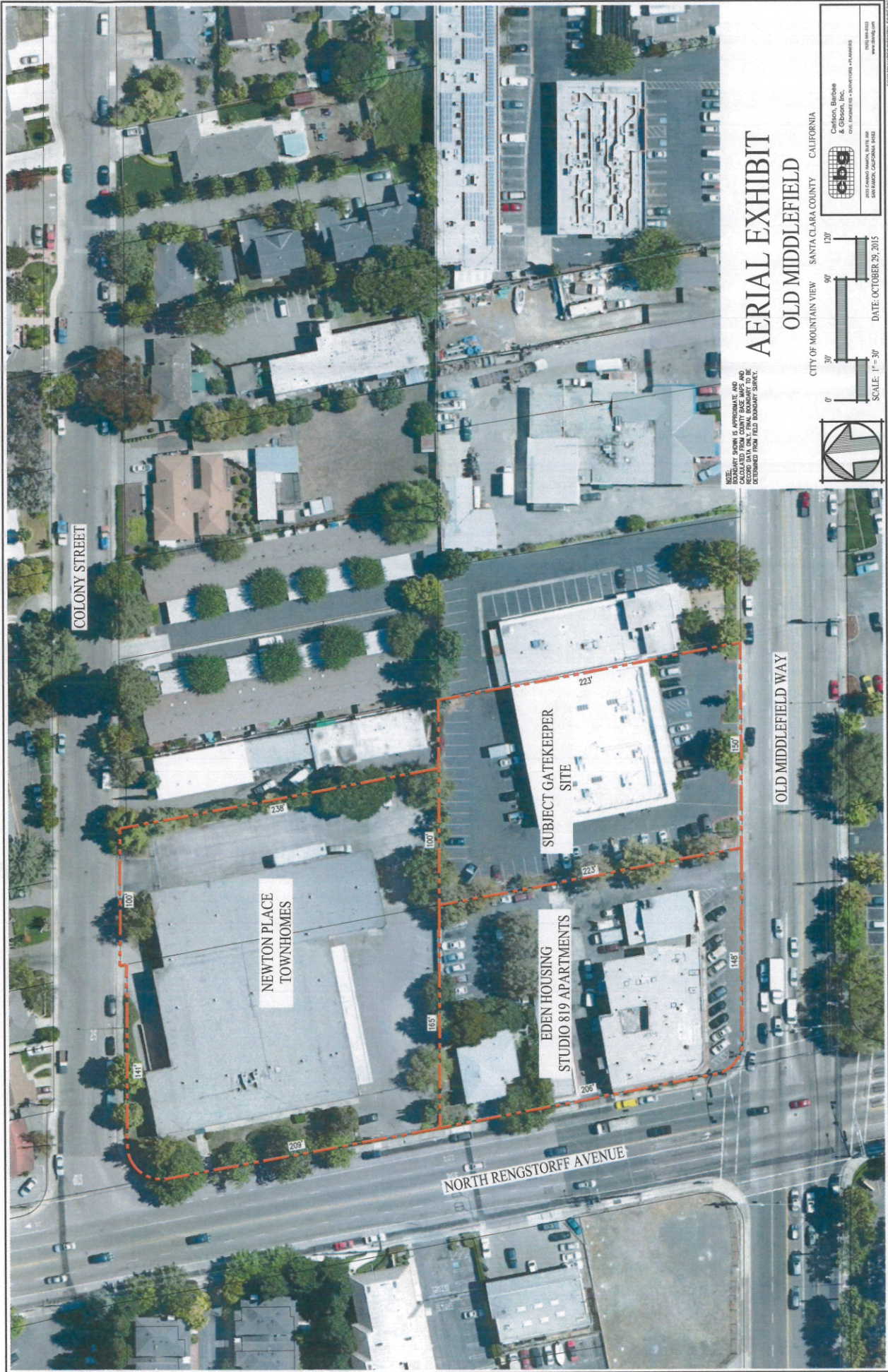
Recently we met with representatives of Selman Enterprises, LLC, owners of the property located directly adjacent to our new Studio 819 Apartments at Old Middlefield Road and Rengstorff Avenue. We are aware of their desire to redevelopment the site with higher density residential housing to complement our new complex. We would like to lend our full support for the potential development of new attached residential housing on this site. We are surrounding by the new townhomes to the north and would enjoy a new residential neighbor to the east on the subject site. We feel that the development would only enhance our site and increase the synergy for foot and transit traffic in and around the area.

If you have any questions at all please feel free to contact directly at our Eden Housing office at 510-582-1460 or via email at lmandolini@edenhousing.org.

Sincerely,

Linda Mandolini
President





NOTE: THIS PLAN IS APPROXIMATE AND NOT TO BE USED FOR CONVEYANCE OF INTERESTS. IT IS BASED ON AERIAL PHOTOGRAPHY AND FIELD SURVEY DATA. IT IS NOT TO BE USED FOR RECORD DATA. ONLY THE FINAL BOUNDARY TO BE DETERMINED FROM FIELD SURVEY.

AERIAL EXHIBIT

OLD MIDDLEFIELD

CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA



Carlson, Burdick & Gibson, Inc.
CIVIL ENGINEERS & SURVEYORS - N.E.A.A. 1414
1911 CAMDEN PARKWAY, SUITE 100
DAN RAIN, CALIFORNIA 94525





EDEN HOUSING APARTMENTS

N. RENGSTORFF AVE.

OLD MIDDLEFIELD WAY



AI.0

ILLUSTRATIVE SITE PLAN

OLD MIDDLEFIELD WAY

MOUNTAIN VIEW, CA
REV. # 2015-01-07

Selman Family LLC